

# \$2,499,900 - 140 Windermere Drive, Edmonton

MLS® #E4440803

**\$2,499,900**

4 Bedroom, 3.00 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

EXPERIENCE ONE OF EDMONTON'S MOST SOUGHT AFTER NEIGHBOURHOODS! PRESTIGIOUS WINDERMERE DRIVE! INCREDIBLE LOCATION! PREMIER 1.4 ACRE LOT! BACKING THE NORTH SASKATCHEWAN RIVER! OVER LOOKING WINDERMERE GOLF COURSE! This serene setting offers the perfect opportunity to build your dream home. Enjoy ultimate privacy with just under an acre of treed ravine bordering the property along the east side. Nestled in nature with expansive views from the backyard this 1,788sqft walk out bungalow will take you back to a nostalgic time of retro fashion & quality craftsmanship. Re-develop or renovate this solid well built home to suit your modern lifestyle. Additional dwellings include a spacious triple car garage & massive 34' x 29' workshop with 14ft ceiling. Conveniently located MINUTES from walking/biking trails, Windermere Golf & Country Club, shopping & amenities at the Currents of Windermere and Upper Windermere Private Leisure Centre. Don't miss this opportunity to create a family legacy!

Built in 1962

## Essential Information

MLS® #	E4440803
Price	\$2,499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,778
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	140 Windermere Drive
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0S4

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Walkout Basement, Wet Bar, Workshop
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs   Onto   Park/Trees,   Golf   Nearby,   Landscaped,   River   View,

	Shopping Nearby
Roof	Tar & Gravel
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	76
Zoning	Zone 56

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Listing information last updated on August 19th, 2025 at 10:02pm MDT